



**Linn County Attorney's Office  
Linn County, Iowa**

Harold L. Denton – County Attorney  
Jerry Vander Sanden – First Assistant

51 Third Avenue Bridge  
Cedar Rapids, Iowa 52401



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Diane Albers

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Jason Burns  
Nicholas Maybanks

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**Investigator**  
James Noonan

**Victim/Witness**  
Toni Liedtke  
Anastasia Wilson

July 30, 2009

Mr. Joseph Jones  
Director of Governmental Affairs  
Iowa Finance Authority  
2015 Grand Avenue  
Des Moines, Iowa 50312

**RE: Title opinion for real property necessary for  
construction of Juvenile Law Center and Courthouse**

Dear Mr. Jones:

I have examined a Report of Title to the premises located in Linn County, Iowa, described as:

**Lot 1, The NW-ly one half (1/2) of Lot 2 and The NE-ly 33 feet of Lot 10, all in Block 4, "May & Covell's Addition to Kingston" (Name of Which was by Act of the Legislature of Iowa of 1855 Altered to West Cedar Rapids), Linn County, Iowa**

**and**

**The SE-ly 30 feet of Lot 2, Block 4, "May and Covell's Addition to Kingston" (Name of Which was by Act of the Legislature of Iowa of 1855 Altered to West Cedar Rapids), Linn County, Iowa**

**and**

**The Northerly 20 feet of Lot 3, Block 4, May & Covell's Addition to Kingston, now West Cedar Rapids, Linn County, Iowa and**

**A portion of a 20 foot wide alley right of way located in Block 4, May & Covell's Addition to Kingston, now West Cedar Rapids, Linn County, Iowa, lying north of the previously vacated alley, west and adjacent to the northerly 20 feet of Lot 3, said Block 4, and west of and adjacent to the Southerly 30 feet of Lot 2, said Block 4 except a permanent easement is retained over the entire area by the City of Cedar Rapids for maintenance and use of sanitary sewer lines, and a permanent easement is provided to Cox Cable of Cedar Rapids and Iowa Electric Light & Power Co. for construction, reconstruction, maintenance and use of utilities.**

[www.linncounty.org](http://www.linncounty.org)

Criminal 319.892.6350 • Civil 319.892.6340 • Fax 319.892.6389  
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and

**The SE-ly 30 feet of Lot 9, Block 4, "May and Covell's Addition to Kingston" (Name of Which was by Act of the Legislature of Iowa of 1855 Altered to West Cedar Rapids), Linn County, Iowa;**

and

**The NW-ly 30 feet Lot 9, Block 4, "May and Covell's Addition to Kingston" (Name of Which was Act of the Legislature of Iowa of 1855 Altered to West Cedar Rapids) Linn County, Iowa;**

and

**Lot 10, Block 4, "May and Covell's Addition to Kingston" (Name of Which Addition was by Act of the Legislature of Iowa 1855 altered to West Cedar Rapids), Linn County, Iowa except the NE-ly 33 feet thereof.**

as last reported by Iowa Title Company under the date of July 30, 2009. Said Report of Title is extended to July 30, 2009.

I find legal title in the above-described premises to be in:

**Linn County, Iowa,**

under deeds as follows:

1. **Lot 1, the NW-ly one half (1/2) of Lot 2 and the NE-ly 33 feet of Lot 10, all in Block 4, "May & Covells Addition to Kingston" (Name of Which was by Act of the Legislature of Iowa of 1855 Altered to West Cedar Rapids), Linn County, Iowa**

under a Warranty Deed from Penford Products Co. filed June 11, 1999, in book 3916, page 663 of the Linn County Recorder's records.

2. **The SE-ly 30 feet of Lot 2, Block 4, "May and Covell's Addition to Kingston" (Name of Which was Act of the Legislature of Iowa of 1855 Altered to West Cedar Rapids), Linn County, Iowa**



under a Tax Sale Deed from James M. Hennessey, Linn County Treasurer, to Linn County, Iowa, filed December 29, 1980, in book 1800, pages 152-153, of the Linn County Recorder's records.

3. **The Northerly 20 feet of Lot 3, Block 4, May & Covell's Addition to Kingston, now West Cedar Rapids, Linn County, Iowa and**

**A portion of a 20 foot wide alley right of way located in Block 4, May & Covell's Addition to Kingston, now West Cedar Rapids, Linn County, Iowa, lying north of the previously vacated alley, west and adjacent to the northerly 20 feet of Lot 3, said Block 4, and west of and adjacent to the Southerly 30 feet of Lot 2, said Block 4 except a permanent easement is retained over the entire area by the City of Cedar Rapids for maintenance and use of sanitary sewer lines, and a permanent easement is provided to Cox Cable of Cedar Rapids and Iowa Electric Light & Power Co. for construction, reconstruction, maintenance and use of utilities.**

under a Quit Claim Deed from the City of Cedar Rapids, Iowa, to Linn County, Iowa, filed September 30, 1992, in book 2023, pages 227-230, of the Linn County Recorder's records.

4. **The SE-ly 30 feet of Lot 9, Block 4, "May and Covell's Addition to Kingston," ((Name of Which was Act of the Legislature of Iowa of 1855 Altered to West Cedar Rapids), Linn County, Iowa;**

under a Tax Sale Deed from Michael A. Stevenson, Linn County Treasurer to Linn County, Iowa, filed March 2, 1992, in book 1999, pages 283-284, of the Linn County Recorder's records.

5. **The NW-ly 30 feet Lot 9, Block 4, "May and Covell's Addition to Kingston," (Name of Which was Act of the**



**Legislature of Iowa of 1855 Altered to West Cedar Rapids),  
Linn County, Iowa**

under a Tax Sale Deed from Michael A. Stevenson, Linn County Treasurer to Linn County, Iowa, filed May 19, 1988, in book 1925, pages 203-204, of the Linn County Recorder's records.

6. **Lot 10, Block 4, "May and Covell's Addition to Kingston" (Name of Which addition was by Act of the Legislature of Iowa 1855 altered to West Cedar Rapids), Linn County, Iowa except the NE-ly 33 feet thereof.**

under a Warranty Deed from Donald H. Pfeiler and Karen J. Pfeiler, husband and wife, to Linn County, Iowa, filed June 30, 2003, , in book 5259, page 118, of the Linn County Recorder's records.

Legal title in the above-described premises is subject to the following limitations and objections:

This opinion is expressly limited to matters shown in the Report of Title. No opinion is expressed as to matters not shown which might affect title to the premises under examination, among which are the following:

Mechanics liens for services rendered or materials furnished on the premises since liens need not be filed until 90 days after completion of the work or the materials have been furnished; rights of persons in possession; all public assessments ordered but which have not become a matter of record; any defects of title which may be revealed by an accurate survey; any statement of facts which may be revealed by physical inspection of the property, including but not limited to, diseased trees, location of driveways, easements, fences, hedges, drainage ditches and an



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encroachment of buildings which may have set the boundary lines of the property; zoning or other ordinances of the municipality or county, or any floodplain zoning; and any security interests in fixtures attached to the real estate of which notice may be given by a financial statement which has not been filed of record.

Sincerely,

A handwritten signature in cursive script, reading "Gary P. Jarvis".

Gary P. Jarvis  
Assistant Linn County Attorney

GPJ/cac